

AGENDA
PLANNING AND ZONING COMMISSION
Monday, September 17, 2018
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **August 20, 2018**
Motion to approve carried, 7-0
[August 20, 2018](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

NONE

CONSENT - ITEMS FOR DEFERRAL

2, 3, 13

CONSENT - ITEMS FOR APPROVAL

4, 5, 6, 7, 8, 9, 12

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **CONSENT FOR DEFERRAL** **PA-13-18 15900-16000 UND and 15683 Old Scenic Highway**
To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Residential Neighborhood (RN) on property located on the west side of Old Scenic Highway, to the north of Groom Road, on the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property and a 19.96 acre undesignated tract of the Headon, Inc. Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon changing conditions in the area

This is related to the next item

Deferred to October 15 by the Planning Director

[Application](#) [Staff Report](#)

3. **CONSENT FOR DEFERRAL S-9-18 Miraval Subdivision (Phase I)**

A proposed major subdivision of property located on the west side of Old Scenic Highway, to the north of Groom Road, on a portion of both the Mary L. Evans Lot of the Gillie Clifton Crumholt III Property and a 19.96 acre undesignated tract of the Headon, Inc. Property (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved

This is related to the previous item and requires Planning Commission approval only

Deferred to October 15 by the Planning Director

[Application](#) [Staff Report](#)

4. **CONSENT FOR APPROVAL Case 57-18 6151 Mickens Road**

To rezone from Single Family Residential (A2) to Neighborhood Commercial (NC) on property located on the east side of Mickens Road, south of Hooper Road, on an unnamed lot, now or formerly called the Marjorie Rodriguez ½ USUF Ourso Property. Sections 40 and 88, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

5. **CONSENT FOR APPROVAL Case 58-18 1230 O'Neal Lane**

To rezone from General Office Low Rise (GOL) to Light Commercial (LC2) on property located on the west side of O'Neal Lane, to the north of Riverdale Avenue E, on Tract X-8-B-1-B of the Five L. Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

6. **CONSENT FOR APPROVAL Case 59-18 5635 and 5643 Government Street**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars & lounges) (C-AB-2) on property located at the northwest quadrant of the intersection of Cloud Drive and Government Street, on a portion of Tract D of the Charles C. Hundemer Tract. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Motion to approve carried, 8-0

[Application](#) [Staff Report](#)

7. **CONSENT FOR APPROVAL Case 60-18 11421 and 11441 Sherbrook Drive**
 To rezone from Single Family Residential (A1) to Limited Residential (A3.1) on property located on the north side of Sherbrook Drive, on Lots 228 and 229 of Sherwood Forest Subdivision, 2nd Filing. Section 37, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

8. **CONSENT FOR APPROVAL Case 61-18 232 Lobdell Avenue**
 To rezone from Transition (B1) to Neighborhood Commercial (NC) on property located south of Florida Boulevard, on the west side of Lobdell Avenue, on Lot 37 of North Goodwood Addition Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

9. **CONSENT FOR APPROVAL Case 62-18 100-500 UND and 430 South Stevendale Road**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the west side of South Stevendale Road, north of Old Hammond Highway, on Lot 1 and 2 of the Lenox Ray Brown ½ USUF ½ Property (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

10. **PUD 1-14 River District Concept Plan Revision 3**
 Proposed revision to add a storage facility to the permitted uses in Zone A, increase commercial square footage, and decrease the number of high density residential units on property located west and east of Nicholson Drive, on Lots 1 through 24, Square 308 of the Nicholson Drive Estates Subdivision; Lots 36 and 37-A-1, of the Magnolia Terrace Subdivision; Lots A through E, F-1-1-2, 44, 46, 48, 50, 52, 54, Estate D, Square 108; Lots 30 and 30, Square 156; Lots 1-A, East ½ of 6, 7 through 23, 24-A, 26 and Tract E.B. Moore et al, Square 300; Lots 10 through 21, Square 301; Lots A, B, 2-A, 2-B, Square 307; and Tract 153-A and an Undesignated Tract of the South Baton Rouge Subdivision. Section 53, 54, and 75, T7S, R2W, GLD, EBRP (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)

11. **PUD-4-08 Materra Phase 1, Women's Hospital Final Development Plan**
 To establish lot layout for residential homes and common open space on property located north side of Airline Highway and south of Stumberg Lane, on a portion of Tract X-1 of the Eola McCall Anderson Tract. Section 5, T8S R2E GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: •Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration •Staff recommends approval of the sidewalk location waiver to permit an alternative pedestrian circulation system to lots fronting common open space areas and backing one way streets to improve pedestrian safety
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
12. **CONSENT FOR APPROVAL PUD-2-00 Chicken Salad Chick, Burbank University Final Development Plan**
 A proposed restaurant on property located northwest side of West Lee Drive and south of Burbank Drive, on Tract A-3-4 of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)
13. **CONSENT FOR DEFERRAL CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane)**
 Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff cannot certify the proposed request, while the use is consistent with the Comprehensive Plan, it may not be compatible with surrounding uses due to the lack of required buffers, and it does not conform to UDC requirements as follows: •Proposed building fails to meet 25 ft setback requirement of §11.410 of the UDC; •Required 20 ft L2 buffer along the west property lines where abutting single family uses is not provided as required by §18.3.3 of the UDC nor are the requirements for a reduced buffer met as defined in §18.7.S addressed; and, •Required bicycle parking is not provided per §17.6.1 of the UDC.
Deferred to October 15 by Councilmember Freiberg
[Application](#) [Staff Report](#) [Plans](#)
14. **S-8-18 Kenilworth Crossing Subdivision**
 A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to defer 30 days with the consent of the applicant to October 15 carried, 8-0
[Application](#) [Staff Report](#)
15. **SP-11-18 Ardenwood Apartment Complex (700-800 UND North Ardenwood Drive)**
 A proposed multi-family development with over 100 units, located on the west side of North Ardenwood Drive, north of Florida Boulevard, on Lot B-1-A of the Melrose Place Subdivision (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Motion to approve carried, 8-0
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN